

**City of Chula Vista  
Parks and Recreation Commission  
Minutes**

**Thursday – 6:30 p.m.**  
**Public Works Center**

October 16, 2003  
1800 Maxwell Rd

Meeting called to order by Vice-Chair Don Salcido at 6:30p.m.

Staff Present:

- Buck Martin, Director of Recreation
- Dave Byers, Director of Public Works Operations
- Jack Griffin, Director of General Services
- Shauna Stokes, Assistant Director of Recreation
- Mary Hofmockel, Principal Landscape Architect
- Duane Bazzel, Principal Planner
- Brian Cox, Principal Recreation Manager
- Ed Hall, Principal Recreation Manager
- John Krizan, Landscape Architect
- Larry Eliason, Parks and Open Space Manager
- Tom Class, Sr. Park Supervisor
- Ted Nelson, Recreation Supervisor III

Guests: Patricia Aguilar, Crossroads II  
Chikako Terada, RNP Architects  
Glen Schmidt, Schmidt Design Group  
Peter Watry, Crossroads II  
Susan Watry, Crossroads II  
Jeff Alexander, Chula Vista Fastpitch  
Rick Torimaru, Bonita Valley Softball  
Jim Dunn, AYSO Bonita 116

## 1. Roll Call/Motion to Excuse

Members Present: Commissioner Rude, Commissioner Salcido, Commissioner Weidner  
(arrived at 6:40 p.m.), Commissioner Ramos, Commissioner Strahl,  
Commissioner Rios  
Members Absent: Commissioner Perondi

**MSC (Rios/Ramos) (Vote 4-0-1-0 with Weidner being late) to excuse Chair Perondi from tonight's meeting**

2. a. Approval of Minutes of September 18, 2003 – MSC (Rios/Rude) (Vote 4-0-1 Perondi Absent) to approve the minutes with following corrections.

Commissioner Strahl stated that on Page 2, 2<sup>nd</sup> paragraph, interpretation should read:

Commissioner Strahl expressed his dismay, concern, and amazement. Dismayed that a County of San Diego Branch Library, a Bonita Historical Museum and a Bonita Community meeting room are to be built on what many people perceive to be park land – see historical acquisition and recent usage – park land owned by the City of Chula Vista, within the County of San Diego, and lies no more than ½ mile in each direction along Bonita Rd, and the duplication of library services for the eastern residents of Chula Vista when the City builds its own library on East H Street.

Commissioner Strahl's concern with this issue is that it appears not to have gone through any City commission or planning group, nor were opportunities for citizen input regarding the siting of these County facilities on Chula Vista City parkland provided – to my knowledge.

Commissioner Strahl expressed amazement that this arrangement between the City of Chula Vista and the County of San Diego could be viewed as a partnership when the City appears to be gaining so little, except for its residents, exceeding those who live in certain portions of eastern Chula Vista, who will enjoy superior library services in the very near future.

Page 2, 2b – paragraph to read:

Over the last 11 years, the revenues from the lease of that park facility, the Chula Vista City Golf Course, has put close to \$4 million dollars into this City's general fund.

Commissioner Strahl was shocked by the quoted cost for the updating of the now outdated master plan for Rohr Park, and requested from staff a general breakdown of the estimated cost for such an update.

- b. San Miguel Ranch Park – Mr. Krizan (*Landscape Architect*) briefly discussed the background of where this park site is situated. Points covered by Mr. Krizan include:
- The General Development Plan adopted by the City Council for San Miguel Ranch identified a 19-acre community park, and a three-acre neighborhood park.
  - The Specific Planning Area developed for the project identified the community park as a public park, and the neighborhood park as a private Homeowners Association facility.
  - The community park site was adjacent to a 2.7 acre Community Purpose Facility CPF site, and contained the provision for a Community Center.
  - The actual development generated the park acreage obligation for 14.7 acres of developed parkland.
  - Provisions for the City to have the option to purchase 1.0 acre CPF site

Mr. Krizan then introduced Mr. Glen Schmidt, of Schmidt Design Group to discuss the overall Master Plan. Items discussed:

- Community workshops were held to gather community input for the design of the future community park and center.
- Objectives to be achieved through the Master Plan are to maximize the recreation use opportunities for the community residents, create a unique park identity, and create a park that provides a special use experience for park visitors.
- Park is located on Mount Miguel Road and Paseo Veracruz Streets.
- The park is surrounded by open space to the north and a portion of an SDG&E easement to the west.
- The park has two levels, 1<sup>st</sup> level is 15 feet higher than the 2<sup>nd</sup> level.
- Park view looks to the west.
- Park elements include:
  - (3) Lighted Adult Softball fields (300' radius outfields)
  - (2) Lighted Basketball courts
  - (1) Lighted Tennis Court
  - Children's Play Areas and Tot lot (ages 2-5) and (ages 5-12)
  - Informal Skate Area (8000 sq ft) – pre-manufactured
  - Off-Lease Dog Area (3/4 acres) fenced for both large and small dogs
  - Parking – 152 on-site spaces and 80 on-street parking
  - Picnic Area Gazebos (5) –
  - Individual picnic tables (16 total)
  - Circulation of the park includes a paved pathway looping around the park to accommodate pedestrians, joggers, and emergency vehicle circulation. This also connects with the Greenbelt Trail.

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- Concessions and Restroom Building – Centrally located to softball fields.
  - Overlooks – Arbors with benches and interpretive signage to take advantage of the panoramic views of open space and the Sweetwater reservoir

Ms. Chikako Terada, of RNP Architects discussed the architectural element of the park. Items discussed:

- The plan is consistent with the early California and Spanish style architecture
- Open trellis area for soft shade
- Different heights in roof of buildings with plaster walls
- Roof material is made of metal, which is durable
- Storage and restrooms have open trellis attached
- Score booth at each end of the field (with storage)

Mr. Schmidt discussed the lighting concept of the park, and stated that the skate park, softball, basketball and tennis courts would be lit. In addition lighting would also be implemented along the walkway for public safety.

Vice Chair Salcido asked for comments from the commissioners.

Commissioner Weidner stated that this was an excellent plan, and asked for clarification on maintenance, durability, repair, and expense for replacement of the pre-manufactured skate element. In addition, asked about cost benefit analysis, in terms of if these temporary elements and the expense is close to that of a permanent element, and would that need to be replaced twice as often.

Mr. Krizan (Landscape Architect) responded that the pre-manufactured elements are less expensive than the concrete skate elements. Pre-manufactured elements allow for change to more popular skate elements. Maintenance and durability are a big concern, and staff is working with the manufacturer to ensure that these elements are problem free. In addition, Mr. Krizan responded that these skate elements are temporary in the sense that they can be removed, but they have the life capacity of a concrete skate element.

Commissioner Rios stated that he likes the Master Plan, and asked for clarification on the wall adjacent to the skate park area, and storage area for each field, and asked if it was for league use?

Mr. Glen Schmidt (Schmidt Design) responded that the wall is for seating purposes, and is surrounded by grass.

Mr. Martin (Director of Recreation) responded that the storage areas are for use by in-season leagues.

Commissioner Ramos stated that she is impressed with the Master Plan, and liked the idea of the restrooms next to the tot-lot.

Commissioner Rude stated that it seemed like the dog park had more open lawn area than the open area for people.

Mr. Schmidt responded that the dog park was  $\frac{3}{4}$  of an acre, whereas the lawn areas for people were much larger.

Vice-Chair Salcido stated that this was a nice a Master Plan and is impressed by the layout of the park. In addition, asked about why lighted soccer fields were rejected.

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Mr. Krizan responded that the program was derived from the Parks and Recreation Master Plan, and the allocation called for 3 softball fields or 3 soccer fields. Discussion of either softball or soccer in Otay Ranch, and either softball or soccer at Rolling Hills Ranch took place between staff. In the development of the park plans, it evolved that this site fits better with softball fields, and the Rolling Hills Ranch park site fit better with soccer fields. Mr. Krizan presented the Rolling Hills Master Plan to the Commission and discussed the park elements, and stated that all fields are lighted.

Vice-Chair Salcido asked how many-lighted softball fields the City had under its purview.

Mr. Cox (Principal Recreation Manager) responded that without counting the two parks currently under discussion, the City has 9-lighted softball, and 6 lighted soccer fields. Discovery and Chula Vista Community are also being included as lighted soccer fields (in over-lay capacity).

Discussion held on dedicated lighted soccer fields and softball fields.

Vice-Chair Salcido asked about the need for a lighted multi-use softball field in the community, and stated that a multi-use softball field could be rented out by the City for revenue.

Mr. Nelson (Recreation Supervisor III) responded that a multi-use softball field could be used as a tournament facility for both youth and adult. Staff is finding that some fields in Chula Vista are not adequate in size and outdated (too short) for adults to play on. Distances between fields are too short. In addition, Mr. Nelson stated that the plan is to set aside community use fields (rental/program), and keep options open, and yes, have youth/adult softball tournaments to offset programming costs.

Commissioner Weidner asked about swings available to the children, and asked if additional swings could be added.

Mr. Schmidt responded that there are four swings for school age, and 2 swings for toddler aged, and yes, additional swings could be added to the toddler aged swings.

Vice-Chair Salcido asked about available parking.

Mr. Schmidt responded that there are 182 parking sites available on site, and approximately 80 parking spots on Paseo Veracruz Street.

Mr. Jim Dunn (AYSO) stated that there is a great need for lighted soccer fields, and currently, they are sharing 2 facilities with 3 other athletic organizations. In addition, size of fields at Chula Vista are not practical for use, and asked about the field size at Rolling Hills Ranch park.

Mr. Krizan (Landscape Architect) responded that the fields measure 150' x 300' and are per F.I.F.A. Guidelines and Standards. Larger fields measure 195' x 325', and park space is not available to accommodate the larger fields.

Discussion held on current lighted soccer fields in the City, and future parks coming on-line within the next 12 months.

Vice-Chair Salcido recommended that staff make presentations on future Master Plans to the Youth Sports Council prior to presenting to the Parks and Recreation Commission. Commissioner Salcido stated that the Youth Sports Council would provide essential information and input regarding field layout, etc.

Commissioner Weidner stated that she concurs with Vice-Chair Salcido's recommendation.

Mr. Martin stated that the Youth Sports Council is notified of master plan community meetings, and therefore, would be able to attend.

**MSC (Ramos/Weidner) (7-0-0-1 Perondi absent) to approve the Master Plan for the 19-acre community park in San Miguel Ranch neighborhood**

Discussion held on naming the 19-acre community park in San Miguel Ranch neighborhood. Vice-Chair Salcido asked for community input on naming the park.

Commissioner Rude suggested San Miguel Park  
Commissioner Ramos suggested San Miguel Park  
Commissioner Weidner suggested Gnatcatcher Park  
Commissioner Salcido suggested ValleyView Park and San Miguel Park  
Ms. Patricia Aguilar of Crossroads suggested Mt. San Miguel Park  
Mr. Duane Bazzel likes the name Sweetwater View Park

**MSC (Weidner/Strahl) (7-2-0-1 Rude and Ramos abstained and Perondi absent) to name the community park in San Miguel Ranch, Mt. San Miguel Park.**

**MSC to move item 3C out of order (Salcido/Weidner) (Vote 7-0-0-1 Perondi absent)**

- 3c. Landmark Park – Mr. Duane Bazzel, Principal Planner provided a power point presentation about Landmark Park concept. Items discussed by Mr. Bazzel include:
- The General Plan Steering Committee requested that City provide a landmark park or gathering place that residents of the City would take pride in and enjoy going to, and give their cities a positive identity.
  - Concept of Landmark was presented at Town Hall II meeting
  - Staff did research via the Internet and found that there are various gathering places throughout the United States
  - Examples of gathering places include: Central Park in New York, Golden Gate Park in San Francisco, or Balboa Park in San Diego. Other areas include, Georgia, Oregon, Indiana, and North Carolina.
  - Some members of the General Plan Steering Committee felt that a single large park (30-acres) located in the heart of the City would be a great location
  - Elements of the park include: Access and Linkages; Uses and activities; Comfort and Image, and Sociability
  - Considerations that go into creating a landmark park/gathering place include eleven principles for creating great public space. They are key elements for transferring public space into community places.
  - Discussion held on possible locations of the landmark park, and this element could be an addendum to the current Parks and Recreation Master Plan, or a stand-alone Master Plan.
  - Preparing Park Strategies for Land Use Alternatives, and return in November and present Draft Park Strategies

Commissioner Rude stated that she is an advocate for the Landmark Park idea, and is concerned with location of where the park would be placed.

Commissioner Ramos stated that the concept of Landmark Park is a great idea, and Chula Vista needs this type of park as a gathering place.

Commissioner Rios stated that the existing Memorial Park location would be a great location for a Landmark Park concept because it is centrally located, and area could be redeveloped, and this would be a valuable asset to the City.

Vice-Chair Salcido concurs with Commissioner Rios. Another potential site would be the Bayfront, and incorporate this element with the greenbelt.

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Commissioner Strahl commented that he liked the idea of having a "necklace" of parks with different themes reflecting the differences in the City.

Ms. Patricia Aguilar, President of Crossroads II requested that the Commission endorse the goal of establishing a Landmark Park concept that was established by the General Plan Update Steering Committee. Establish Landmark Park as public space, and central gathering place. It is important for the community of Chula Vista. In addition, requested that the Commission encourage the General Plan Update Steering Committee to identify potential sites for this park.

She asked that item be placed on the Agenda for November as an action item as: a). endorse concept of Landmark Park for the City and, and b) encourage the General Plan Update Steering Committee to identify potential locations for the park, and endorse concept of Landmark Park necessity of park.

2c. **Library Site – Bonita** – Mr. Martin (Director of Recreation) stated that at last month's meeting, during the discussion on the Library Site, Commissioner Strahl asked that an Action Item be placed on the October Commission meeting Agenda regarding this topic. This was to provide an opportunity for the commission to make a recommendation and give input to the City Council about giving Chula Vista residents an opportunity to provide input regarding the location of this County Library.

Discussion held on placement of County of San Diego Library on City land without public input.

Ms. Stokes (Assistant Director of Recreation) stated that action was taken last month, but under a different item, and that action was taken after Commissioner Strahl asked that the item be placed on the Agenda as an Action Item. This item was brought back to give the Commission an opportunity for additional input, and any additional items that needed to be identified.

Commissioner Rude asked if Commissioner Strahl would be presenting this item to the City Council.

Mr. Martin responded that this item would be presented to the City Council via an Information Item.

Commissioner Strahl supports the motion made at last month's meeting, which covers this issue.

Mr. Martin clarified for the Commission that a recommendation was made, at last month's meeting to inform Council that the Commission was concerned with the process, and felt that public input was not received concerning placement of a County of San Diego Library on City property.

**MSC (Strahl/Salcido) (Vote 7-0-1-1 Ramos abstained, and Perondi absent) express concern to the City Council with placement of a San Diego County Library on city property/land without public input**

2d. **Rohr Park Master Plan Recommendation to City Council** – Mr. Martin (Director of Recreation) stated that at last month's meeting, under Rohr Park Master Plan item, the Commission voted to make the City Council aware of their dissatisfaction and dismay concerning the placement of the Library and Bonita Historical Museum in Rohr Park Recreation Area without receiving public input. The Commission also recommended that a public hearing take place within the next three months pertaining to the existing condition of the Rohr Park Recreation Area and future of Rohr Park Recreation Area. The Commission needs to make a recommendation regarding whether or not to accept staff's report concerning the Rohr Park Master Plan.

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Commissioner Strahl stated that he could not support the staff recommendation as it stands, unless there was a guarantee that there would be no development in the Rohr Park Recreation Area.

Commissioner Rios stated that he agrees with Commissioner Strahl, however, there is a Rohr Park Master Plan in place. Improvements were planned many years ago. The lighting of Ballfield #18 took place because of the current Rohr Park Master Plan. Wording should include: if updates are not in the current Master Plan.

Mr. Martin clarified for the Commission that they are recommending that no further development or re-design of the Rohr Park area, including golf course and 2-pieces of land, developed until a Master Plan is developed, separate from what has taken place with the current Master Plan, the library and museum.

Commissioner Strahl stated that he agreed to this statement made by Mr. Martin.

Mr. Dave Byers (Director of Public Works Operations) stated that current improvements to the park include: building a restroom, lighting, parking area, and tot lot equipment.

Commissioner Weidner stated that there is nothing that the Commission says or recommends that is going to stop staff as directed by Council from doing whatever planning that they were directed to do pertaining to the County of San Diego Library. The only thing that the Commission can affect is the timing of the Master Plan for Rohr Park, which means that staff needs to look at their priorities of where they're putting resources, and how can they make the Master Plan happen faster.

Mr. Griffin (Director of General Services) responded that staff receives direction and priorities from the City Council, and further stated that a report should not be presented by staff, because staff will not contradict Council's direction. The report should come from the Commission.

Vice-Chair Salcido stated that none of this is in the Commission's control, and requests that the City Council not approve any new development agreements in Rohr Park area. The Master Plan development needs to include Commission and community input. In addition, he could not agree to staff's report.

Mr. Griffin stated that the Commission could ask Council to direct staff to scope/fund this project. The issue with this project is that there is no clear direction, and Council needs to direct staff. Priorities are given to staff from the Council. Rohr Park is not one of the priorities at this time.

Ms. Stokes (Assistant Director of Recreation) concurs with Mr. Griffin's statement, and stated that priorities that staff are working on are Council's priorities as approved in the City's 2-year capital improvement budget, so by Council adopting the CIP budget, in essence they directed staff with park projects and priorities, and Rohr Park is not one of them. This item did not have funding in FY 03 / 04 and 04 / 05. Mr. Griffin is suggesting that the Commission needs to ask the Council for direction and funding in FY 05 / 06.

Commissioner Strahl stated that he has no problem with this being addressed in FY 05 / 06, as long as the Council does not make any side deals for the Rohr Park area.

**MSC (Rios/Strahl) recommend that Council not enter into any new agreements for the yet to be developed land within the boundaries of the Rohr Park Recreational Area to include Rohr Park, golf course, walking trails, two triangular pieces of land (boundaries by Central), and the 1.38 acres between South Bay Banquet Facility and County Library, until an updated Master Plan for that Recreation Area can be funded.**



Mr. Byers (Director of Public Works Operations) stated that Commission would need to clarify and explain what the Rohr Park Recreation Area consists of. This area includes: Rohr Park, jogging trail, golf course, all city owned property in this area which includes land where library is being placed, and remainder of land not used for library (land by Central, Sweetwater Rd., Bonita Road, and Willow Road).

**MSC (Weidner/Salcido) to reject staff's recommendation of Rohr Park Recreation Area Master Plan as presented, because Rohr Recreation Area needs an updated Master Plan.**

**Information Items**

3a. **Veteran's Park Update** – Mr. Jack Griffin (Director of General Services) provided the Commission with an update on Veteran's Park. The project is currently in the design phase, and 50% of design development plans have been submitted. Staff provided their input, and comments were transmitted to for incorporation to the Design Plan.

3b. **Golf Course Update** – Mr. Dave Byers (Director of Public Works Operations) discussed the Chula Vista Golf Course improvements. Mr. Byers stated that staff continues to conduct monthly inspections of the golf course to ensure that American Golf is adhering to the Lease and Maintenance standards. Mr. Byers reviewed highlights of improvements made to the golf course.

4. **Unfinished Business –**

- a. Set date for field trip to new park development areas - Vice-Chair Salcido and Mr. Martin asked that at the end of the meeting, the Commission provide Margarita with Saturday dates that they would be available.

5. **New Business – None**

6. **Written Communications – None**

7. **Commission Comments –**

Commissioner Strahl asked that the City golf league come back to the municipal golf course.

Vice-Chair Salcido stated that San Miguel Ranch Park should have had soccer fields.

8. **Staff Comments –**

- a. Recreation Monthly Report – Mr. Martin (Director of Recreation) reviewed the monthly report. In addition, he informed the Commission of the Murray-Hayden Grant submittal.
- b. Public Works Operations – Mr. Byers (Director of Public Works Operations) informed the Commission that the Department took over maintenance of Santa Cora Park on 10/1, and the park was open to the public on 10/4.
- c. General Services Department – Mr. Griffin (Director of General Services) informed the Commission the Design Build for Salt Creek is on the Council Agenda for 10/28.

9. **Public Comments –**

10. **Other – None**

Meeting adjourned at 9:35 p.m. to the November 20, 2003 meeting.

**Submitted by: Margarita Cellano, Recording Secretary**